176.0	0007	0021.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 655,900 / 655,900
					USE VALUE: 655,900 / 655,900
					ASSESSED: 655,900 / 655,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GYDUS FRANCES-MARY
Owner 2:	GYDUS JOSEPH
Owner 3:	
Street 1:	94 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAULK ROBERT L & MARY E -
Owner 2:	-
Street 1:	94 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,080 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	235,400		420,500	655,900
Total Card	0.163	235,400		420,500	655,900
Total Parcel	0.163	235,400		420,500	655,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 524.72 | /Parcel: 524.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 118768

GIS Ref

GIS Ref

Insp Date 08/25/18

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0021.A

!13801!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,600	0	7,080.	420,500	656,100	656,100	Year End Roll	12/18/2019
2019	101	FV	205,000	0	7,080.	414,500	619,500	619,500	Year End Roll	1/3/2019
2018	101	FV	205,000	0	7,080.	318,400	523,400	523,400	Year End Roll	12/20/2017
2017	101	FV	205,000	0	7,080.	300,400	505,400	505,400	Year End Roll	1/3/2017
2016	101	FV	205,000	0	7,080.	276,400	481,400	481,400	Year End	1/4/2016
2015	101	FV	193,700	0	7,080.	258,300	452,000	452,000	Year End Roll	12/11/2014
2014	101	FV	193,700	0	7,080.	237,900	431,600	431,600	Year End Roll	12/16/2013
2013	101	FV	193,700	0	7,080.	237,900	431,600	431,600		12/13/2012

PRINT

Date	Time
12/11/20	03:42:18

LAST REV

Date	Time
09/10/18	13:17:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13801

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAULK ROBERT L	43740-133		9/20/2004		419,000	No	No		
	14780-291		11/1/1982		58,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2017	365	Solar Pa	985	C				
4/4/2014	291	Solar Pa	650					
9/27/2012	1242	Redo Kit	3,500	C				
8/24/1992	393		1,500					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
6/12/2014	External Ins	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
11/7/2008	Meas/Inspect	345	PATRIOT
12/11/2004	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118768
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	70.	0.85	6			Topo	-5					420,546						420,500	

Total AC/HA: 0.16253 | Total SF/SM: 7080 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,546 | Spl Credit | Total: 420,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	172.954
Other Features:	59000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319874
Depreciation:	84447
Depreciated Total:	235427

COMMENTS

PDAS OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

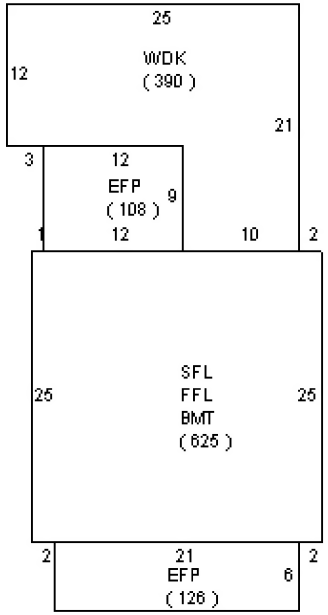
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	172.95
Special Features:	0	Val/Su Net:	94.20
Final Total:	235400	Val/Su SzAd	188.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	625	51.890	32,429
FFL	First Floor	625	172.950	108,096
SFL	Second Floor	625	172.950	108,096
WDK	Deck	390	8.440	3,292
EFP	Enclos Porch	234	38.300	8,961

Net Sketched Area:	2,499			Total:	260,874
Size Ad	1250	Gross Are	2499	FinArea	1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc